

ADDENDUM TO ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS-M) - MITIGATED

Pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625

Addendum to the Valley Vue Preliminary Plat (LUA14-001040, ECF, PP, MOD) as Addended by the City of Renton (LUA16-000272, SHPL-A, MOD) Determination of Non-Significance - Mitigated (DNS-M)

Date of Addendum: May 16, 2016

Date of Original Issuance of SEPA Threshold Determination: May 18, 2015

Proponent: Rory Dees, Rad Holdings, LLC

Project Numbers: LUA14-001040, ECF, PP, MOD and LUA16-000272, SHPL-A, MOD

Project Name: Formerly Valley Vue Preliminary Plat now Valley Vue Short Plat

Location: 3106 and 3112 Talbot Road S, Renton, WA 98055 (APN 302305-9028)

Lead Agency: City of Renton, Department of Community & Economic Development

Review Process: Addendum to previously issued Determination of Non-Significance - Mitigated (DNS-M)

Proposal / Purpose of Addendum: The original SEPA threshold determination for the Valley Vue Preliminary Plat was issued on May 18, 2015. The original application included a proposal for a 9-lot subdivision over a 2.3-acre site¹. The project site is located within the Residential Medium Density (RMD) land use designation and the Residential-8 zoning district. The original proposal included retaining the existing single family house located at 3106 and incorporating it into the subdivision. The existing home at 3112 was formerly proposed to be demolished, but it is proposed to be retained. As part of the original 9-lot subdivision, the applicant was proposing access the eight (8) new residential lots from Winsper Division No. 1 Subdivision via two (2) dedicated ingress and egress tracts (Tract G and Tract H) located north of S 32nd Pl.

¹ The project site is also referenced as Tax Lot No. 28 of the Winsper Division I Plat and two separate tracts (Tract G and Tract H) were recorded specifically for the future ingress, egress and utilities to Tax Lot No. 28. The tracts are owned and maintained by Winsper Community Organization until deeded to Tax Lot No. 28 at no cost when development approvals are granted by the authorized jurisdiction (Recording Number 198903141032).

The original SEPA determination included four (4) mitigation measures requiring compliance with the recommendations found in the Geotechnical Engineering Study, all planting within the critical area buffer to be by hand, access to the stormwater tract for maintenance and operation of the utility via a utility access easement, and access to the lots be constructed using the up-and-coming (at the time) shared driveway standards that were adopted after the application was determined complete.

The City of Renton's Hearing Examiner issued a Findings of Fact, Conclusions of Law & Final Decision on July 28, 2015 to deny the Valley Vue Preliminary Plat. A 14-day appeal period commenced from the date of the hearing examiner's decision and ended on August 11, 2015. No appeals or requests for reconsideration were filed.

The current proposal, for the same 2.3-acre parcel, is a 2-lot short plat and a street modification. The proposed short plat would subdivide the parcel into two (2) residential lots, retaining both existing single family homes, and one (1) Native Growth Protection Tract (Tract A). The applicant is no longer proposing a stormwater tract so Mitigation Measure #3 would no longer be applicable to the project. The two proposed residential lots are 41,970 SF (Lot 1) and 40,200 SF (Lot 2) with an average lot size of 41,085 SF. The residential density is 0.96 dwelling units per net acre. Access to the two (2) new residential lots is proposed via a 24-foot wide dedicated ingress/egress and utility easement tract (Tract H) from S 32nd PI through Winsper Division No. 1 subdivision. The applicant is proposing to comply with the current shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J), which was passed by the Renton City Council on October 20, 2014 (*Ord. No. 5727, effective October 29, 2014*). Proposed roadway improvements to the site include a paved 16-foot wide shared driveway through Tract H and a driveway apron with driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) would be required within the public right-of-way along S 32nd PI. The previous preliminary plat proposal was subject to private street standards which contributed to developments that was not in keeping with the vision of the Comprehensive Plan. In addition, vehicular and pedestrian access would no longer be required to the eastern part of the lot, so the shared driveway through the existing Winsper Division No. 1 Tracts G would no longer be applicable to the project. There are 142 significant trees on the site and the applicant is proposing to retain all of the original trees. No new trees are proposed to be planted so this would make Mitigation Measure #2 no longer applicable to the project. The eastern portion of the site is comprised of an established forest that extends off-site to the east and south with a Category III wetland with moderate habitat scores (5 to 7 points). No impacts to critical areas onsite are proposed. The application is also requesting a street modification from the required half-street frontage improvements along S 32nd PI, along access Tract H, in order to maintain the existing improvement condition of the neighborhood.

Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended) on May 18, 2015 the City's Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Valley Vue Preliminary Plat. The DNS-M included four (4) mitigation measures. A 14-day appeal period commenced on May 22, 2015 and ended on June 5, 2015. No appeals of the threshold determination were filed.

Original Mitigation Measures:

1. *Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.*
2. *The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.*
3. *The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.*
4. *The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand[ards] of the Renton Municipal Code (RMC 4-6-060K). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.*

Analysis: It has been determined that the environmental impacts of the proposal were adequately addressed under the analysis of significant impacts contained within the previously adopted DNS-M. Based on WAC 197-11-600(4)(c), the addendum process may be used if analysis or information is added that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600. This Addendum is appropriate because it contains only minor information not included in the original Determination and there are no additional environmental impacts related to inclusion of the new information.

The proposal will not change the analysis or impacts in the original SEPA Review. However, the proposed revision and resubmittal of the plat has also increased the standard buffer from the delineated wetland edge from 50 feet to 100 feet as a result of the adoption of new Critical Areas Regulations (*Ordinance No. 5757, effective date July 5, 2015*). Therefore, the applicable mitigation measure to be retained includes Mitigation Measure #1 and the modified Mitigation Measure #4. They are as follows:

Proposed Mitigation Measures:

1. *Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.*

4. *The applicant shall provide a paved 16-foot wide shared driveway through the existing Winsper Division No. 1 Tracts H that is consistent with the shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.*

DECISION: The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600 to retain mitigation #1, remove mitigation measures #2 and #3 and modify mitigation measure #4 as proposed.


Additional Information: If you would like additional information, please contact Clark Close, Senior Planner, City of Renton Planning Division, Department of Community & Economic Development at (425) 430-7289.

There is no comment period for this Addendum, dated **May 16, 2016** issued by the City of Renton Environmental Review Committee.

May 16, 2016

ENVIRONMENTAL REVIEW COMMITTEE

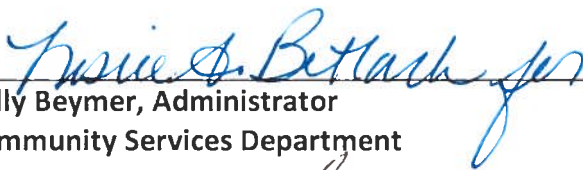
SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

5/16/16

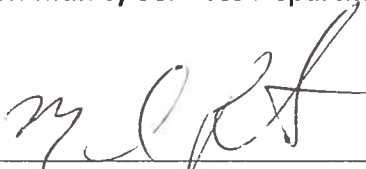
Date



Kelly Beymer, Administrator
Community Services Department

5/16/16

Date



Mark Peterson, Administrator
Fire & Emergency Services Department

5/16/16

Date



C.E. "Chip" Vincent, Administrator
Department of Community & Economic Development

5/16/16

Date